

DESIGN. FINANCE. BUILD.



PLANNING



FUNDRAISING



DESIGN



FINANCE



CONSTRUCTION



ONE RELATIONSHIP.

Many Services. One Goal.

Our mission is to honor God by providing affordable, value-added church building solutions through education, consulting, affordable design, and cost-saving construction methods, each tailored to the unique needs of the individual church.

Church Development Services and its associates have participated in over 1,000 building projects, providing consulting, architectural, construction and/or financial services. In just one relationship, Church Development Services provides any or all of the missing ingredients for the singular goal of a successful church building program.



Pre-Planning: Understanding what the church needs to build, what it can afford to build, and how it will pay for it improves vision and unity as well as financial support. Pre-planning is a critical first step that prepares the church for the next steps of fundraising, architectural design, and construction.



Capital Fundraising: Our church clients typically raise between 1 and 3 times their current annual receipts from tithes and offerings in a 3-year capital campaign. Even in this tough economy, churches raise an average of 1.5 times their annual tithes and offerings using this biblically sound program.



Architectural Services: CDS provides affordable church design that meets both ministry needs and building budget. We design only churches or church-related facilities. We typically deliver full-service church architectural services at half the cost of most secular architectural firms.




Church Financing: In this lending environment, it can be difficult for a church to obtain construction financing. However, Church Development Financial Services can often find the financing your church needs -- and can afford -- at competitive rates and terms.



Church Construction: Our volunteer-friendly, open book construction management process delivers your church building projects at the lowest "real" cost in your local market. Most of our construction projects are delivered under budget with all construction savings retained by the church.



Many Services • All Under One Roof • Headed by Christ.



CDS Products and Services ...

- PROJECT ASSESSMENT
- CHURCH HEALTH, GROWTH, AND DEVELOPMENT CONSULTING
- PREDESIGN NEEDS & FEASIBILITY STUDY
- FINANCIAL FEASIBILITY STUDIES
- STOCK CHURCH PLANS THAT CAN BE CUSTOMIZED TO YOUR CHURCH'S UNIQUE NEEDS
- PRELIMINARY/CONCEPTUAL DRAWINGS
- MASTER PLANNING/SITE PLANNING
- CUSTOM ARCHITECTURAL DESIGNS & CONSTRUCTION DRAWINGS
- ARTIST'S CONCEPTION/COLOR RENDERINGS
- 3-DIMENSIONAL FLY-THROUGH
- CAPITAL FUNDRAISING CAMPAIGN
- FINANCIAL ENGINEERING AND CHURCH LOAN ASSISTANCE
- TURNKEY CHURCH BUILDING SOLUTIONS
- CONSTRUCTION MANAGEMENT
- DESIGN/BUILD



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Who We Are

Church Development Services, LLC is a full-service Christian firm capable of fulfilling any or all of your church's needs in a building program.

- Visioning / Needs Assessment / Feasibility
- Capital Fundraising Campaign
- Architectural Design
- Church Financing Assistance
- Construction

Church-related facilities are all we do! We bring you the experience of more than 30 years and hundreds of church projects.

We offer services and church designs for churches of 150 to over 1,500 people. We LOVE the LORD, and we are here to minister to His church. We are blessed by the many happy and repeat customers who have referred us to their friends.

Our Mission

Our mission is to honor God by providing affordable, cost-effective church building solutions. We do this through the use of education and consulting, using predesigned or custom church plans, and applying cost-saving construction methods to meet the unique needs of each individual church.

We supply just what your church needs. Whether you need a turnkey solution or just a missing piece of the puzzle, CDS will save you time, effort, and money. At CDS, we take the time to first understand the vision, the ministry, and the community programs in which the church wants to be involved. We will know what the church will be able to afford to build because we will have performed a financial analysis to ensure the church can afford the project and can demonstrate how it will be afforded.

In most cases, the prices of our construction drawings are 50% less than those from most firms. What's more, we know our plans are cost effective and can be built as drawn because our church construction division has had input in the design process. We combine our love for Christ, and our love for serving the body of Christ, with technical expertise that has resulted in a track record of executing with excellence. We save the church time. We save the church money. We honor God in all we do.

"I would like to personally thank you all for the dedication and efforts that you have put in to get us over the hump and moving forward. We placed some really challenging demands on you, and you all came through beautifully."

The design of the building is beautiful and masterfully done. We all love it, and it is beyond anything we could have envisioned. My compliments to you and your staff ... not just for a job well done, but for pouring your hearts into it. I think you went above and beyond the call of duty, and it is appreciated more than words can express."

*Les Heins, Steering
Committee Chairperson
Riverside Church of
Christ
Lafayette, LA*



Topics for Discussion

- CHOOSING THE LOCATION OF THE PROPERTY
- BUILDING COMMITTEE STRUCTURE AND RESPONSIBILITY
- MASTER SITE PLANNING
- ESTABLISHING THE PROJECT BUDGET -- HOW MUCH CAN THE CHURCH AFFORD?
- FINANCING THE BUILDING PROJECT; CAPITAL CAMPAIGN
- PLANNING THE BUILDING DESIGN
- MULTIPURPOSE BUILDING AND AUDITORIUM PLANS; FELLOWSHIP AREA PLANS
- EDUCATIONAL FACILITY PLANNING
- SPACE RECOMMENDATIONS
- BUY OR BUILD? STAY AND EXPAND OR MOVE?
- CONSTRUCTION COSTS
- ACCESSIBILITY FOR THE PHYSICALLY IMPAIRED
- CONSTRUCTION MANAGEMENT & GENERAL CONTRACTING
- MODIFYING STANDARD PLANS



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CONSULTING VISIT

What is a Consulting Visit?

Church Development Services (CDS) provides on-site consulting visits to churches that are in need of assistance. Our goal is to help churches avoid common and costly mistakes and assist them in planning well ... in order to build well!

Our Qualifications

CDS has participated in nearly 1,000 building projects, and has been providing services to churches throughout the United States for more than 30 years. We provide the "missing ingredient" to churches with the singular goal of the successful completion of a church building program.

Site Visit

CDS will meet with the Senior Pastor and tour the current facilities. CDS will also tour any land or other properties the church is considering to purchase. After seeing all of the current and potential property, CDS will meet with the leadership team to discuss the church's vision and mission.

Because There Is No Right Way to Do the Wrong Thing

Build Unity • Avoid Mistakes • Reduce Risk

Church Meeting

We will meet with the Pastor and leadership team of the church to discuss our initial thoughts. We will also discuss design considerations, and review financial resources available for the project. CDS will help the church match its vision and mission to the available resources to maximize the facility's effectiveness. Using PowerPoint, CDS will present cost methodology, financing and construction considerations, proper planning considerations, and information about the design and development process. We will leave this presentation with the church to share with other members. A question-and-answer session will follow.

Cost of the Consulting Visit?

The cost to the church for our on-site consulting visit is \$500.00, plus actual travel expenses. If the church elects to move forward with a CDS service, we will gift the \$500.00 fee back to the church. This visit comes with a 100% money-back guarantee. We will need a minimum of a 30-day lead time to visit your church. Should you wish to travel to us, please inquire about our availability for an in-house meeting.



A Needs & Feasibility Study offers these benefits ...

- IMPROVES THE OUTCOME AND SATISFACTION WITH THE BUILDING PROGRAM
- IS A PREREQUISITE STEP TO CHURCH DESIGN AND CAPITAL FUNDRAISING
- BUILDS CONSENSUS AND UNITY IN THE CONGREGATION
- BALANCES NEEDS AND WANTS AGAINST FINANCIAL ABILITY AND LAND CAPABILITY
- REDUCES COST BY HELPING AVOID POOR DECISIONS
- PROVIDES A PLAN, BUDGET, AND TIMELINE FOR MOVING FORWARD
- LOWERS THE COST OF DESIGN AND, IN MANY CASES, CONSTRUCTION
- IMPROVES CONGREGATIONAL CONFIDENCE AND FINANCIAL SUPPORT
- PROVIDES AN OBJECTIVE AND FACT-BASED PLAN, TIMELINE, AND BUDGET



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Needs & Feasibility Study

Developing Clarity & Consensus in Building Projects

What is a Feasibility Study?

Building projects today are both complex and expensive. The first step every church should take is to objectively understand what it needs to build and determine what is feasible to be built on the land within the financial ability of the church. The goals of a Needs & Feasibility Study are to identify and understand the current and future needs of the ministries, translate those needs into land and building requirements, and formulate a plan to make it happen.

Proverbs tells us that “*counsel establishes every purpose*” and, “*the plans of the diligent lead surely to abundance.*” The Needs & Feasibility Study is an effective tool for developing a plan and building consensus for the church that is unsure about what to build, if it is ready to build, or even able to build.

Unfortunately, most churches lack the experience to know all the proper questions to ask or how to translate answers into an effective building plan; *they often don't even know what they don't know.* This lack of knowledge leads to mistakes.

Because There Is No Right Way to Do the Wrong Thing

Build Unity • Avoid Mistakes • Reduce Risk

Generally speaking, church leaders and building committees lack the “across-the-board” combination of church growth, financing, design, and construction experience to bring a building program to its optimum conclusion. There is no shame or implied criticism of the church in getting outside counsel; the Scriptures tell us that both Moses and Solomon got outside help from experienced experts in their church building programs. Proverbs 24 also teaches that, “*by wisdom a house is built*” and, “*in a multitude of counselors there is safety*”.

How Does it Work?

The study begins with the collection of several types of information about the ministry, the vision, the community, and existing facilities. Historical attendance, current member demographics, and ministry financial information is collected and analyzed. Discussions take place with church leadership and key volunteers to solicit their input on ministry needs and to better understand the vision, culture, and goals of the church. We gather and analyze this information regarding the views and priorities of the leadership, the local building department is contacted, and other information is collected.

All the collected data is then analyzed and reviewed through the lens of our church building experience. Recommendations based on experience and sound church building practices are then put forth to answer the following questions:



Additional Benefits to the Church ...

While each church derives its own unique benefits from a Needs & Feasibility Study, every church should realize most, if not all, of the following benefits:

- REDUCED CONFLICT IN THE PLANNING OF CHURCH FACILITIES
- REDUCTION IN TIME COMMITMENTS FOR THE CHURCH LEADERS AND BUILDING COMMITTEE
- ELIMINATION OF POOR IDEAS THAT WASTE TIME, MONEY, AND EFFORT
- CONGREGATIONAL UNITY ON APPROPRIATE ACTION AND TIMING
- INCREASED INTELLECTUAL, SPIRITUAL, AND FINANCIAL SUPPORT FOR THE BUILDING PROGRAM
- REDUCED STRESS ON LEADERSHIP & BUILDING COMMITTEE
- REDUCED COST IN ARCHITECTURAL AND ENGINEERING FEES AND IN AVOIDING COSTLY MISTAKES
- REDUCED RISK: FINANCIAL, LEGAL, AND RELATIONAL
- REALISTIC EXPECTATIONS FOR THE BUILDING PROGRAM



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Needs & Feasibility Study

(continued)

- Does the church need to build?
- What does the church need to build based on its needs and vision?
- What can the church afford to build, and how will it pay for the building program?
- When is the right time to build with consideration to financial ability?
- Where should the church build, and why is that the right decision?

A report is provided to the church with recommendations on the optimal solution, suggested timeline for moving forward, and an actionable plan. Optionally, conceptual drawings may be included to help visually communicate the recommendations to the general membership.

Why? How About Better Results with Less Effort?



It's all about the process! In the absence of an objective process, the only basis you have for making decisions is subjective opinion. Instead of conflicting opinions based on feelings or lack of experience in church design, you will get the reasoned and objective recommendation from a team that has been collectively involved in nearly 1,000 church building projects.

An independent study showed that those churches which completed a feasibility study prior to design or construction had much higher overall satisfaction with the final outcome and experienced less conflict during the building process. Practical experience also demonstrates that proper planning makes for an overall smoother and less expensive building program.

Because There Is No Right Way to Do the Wrong Thing

Build Unity • Avoid Mistakes • Reduce Risk

The benefit of developing confidence, unity, and widespread support cannot be understated. A proper process that solicits the input of the congregation and then presents a coherent plan to meet those needs is a unifying force. Typically, once the congregation votes to adopt the recommendations, the church enjoys the endorsement and support of well over 90% of the congregation in a church vote.

First Things First?

Objectively understanding your needs and financial ability is the critical first step in a building program. Completing this step provides the clarity, confidence, and consensus to effectively prepare your church for both a capital campaign and architectural design.

We would welcome the opportunity to minister to your church in this important work. We recommend that a Needs & Feasibility Study be done as early in the planning process as possible. This timing will ensure you get the most value and benefit in reducing the effort and cost of the planning, design, and construction process.



PRE-PLANNING



FUNDRAISING



FINANCE



DESIGN



BUILD



Church Design & Architecture Services Offering

Needs Analysis

Help the church work through understanding needs, wants, and priorities.

Feasibility

How technically and financially feasible is the project?

Master Planning

Develop the long-term vision and prioritize the steps in building that vision.

Site Plans

Oversee engineering of the site to maximize effectiveness and minimize cost.

Schematics

Initial conceptual drawings that define the scope and layout of the project.

Renderings and 3D Models

Artist's conceptions and 3D models to firm up the vision and increase financial support.

Construction Documents

Complete set of building plans, permitted and ready for construction.

Design-Build

A single relationship, if you desire, to both design and construct your new facilities.



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ARCHITECTURE

Churches and Church Related Facilities Are ALL We Do!

For nearly 30 years, Church Development Services has provided architectural services exclusively to churches. We maintain there is a world of difference between an architect and a church architect – and that difference can have a great impact on your ministry for decades to come.

Churches Are Different!

Each church is unique in its ministry and this uniqueness needs to be supported by the structure in which it functions. The space that your church occupies must reflect and support the programs, ministry, worship style, and culture of your church. Unlike other commercial buildings, many of the design goals of the building are spiritual rather than tactical, and this is just one of the many ways in which church design is different. We understand this fact, and even embrace it – it's not about the building, it's about the ministry.

Good Stewardship Demands Good Value

The cheapest price is not always the lowest total cost. At the end of the day, the church should be looking for best value, not necessarily the lowest cost. That said, our ministry pricing is very cost-effective. More importantly, however, is the value of our process, which reduces the risk to the church, insures you only design what you can truly afford to build, provides more building for the money, builds unity and support within the body, and protects the leadership of the church.

Good Design Requires a Multi-Discipline Approach

Our church design services are augmented by our experience in church health, church growth, fundraising, financing, and construction. We are uniquely qualified to provide design services that are supported by these other important abilities. Unlike some, our focus is not to design a building for the sake of the fee but to help you more effectively reach and minister to those in your mission field. Design happens in the larger context of ministry needs, financial ability, long-term vision, and what your land will support.

It's As Much About the Process As The Final Product

There is no right way to build the wrong building, and even a great building design cannot minister to a fractured body. Our process looks out for the good of the ministry, the well-being of the congregation, and the protection of the leadership. From helping your church understand its space needs and financial ability to providing construction documents, it is our intent and mission to minister to your church and grow the Kingdom.

Four Distinctions: Purpose, Process, Pricing, Performance

Our purpose is to guide your church through a proven process that results in a design which will support the vision and mission *within the financial ability* of the church. Bottom line, we exist to protect and minister to the church in the design and construction of new facilities. For nearly 30 years, we have been very successful in ministering to churches by designing attractive, functional, and cost-effective facilities that meet the needs of the church. We do great church plans, however, even greater value is found in the process that builds the church even as you prepare to build the building.

30 Years of Ministry in Planning, Designing, Financing, or Building Over 1,000 Churches.



The Million Dollar Question

What Is Best For Your Church:

Design-Bid-Build, Design-Build, Construction Management, or a Turnkey Solution?

With several construction delivery and contracting methods available in the design and construction of a new facility, *how do you know* what is best for your church?

With the experience gained through hundreds of church building projects, Church Development Services (CDS) is able to deliver your church building project using any of these methods. So rest assured, *we are not going to force you into "our way"*.

At CDS, we will help you understand the strengths and weaknesses of each option as they apply to your unique situation. We will then recommend *the right solution* to best meet the needs and goals of the church.

We are honored to help your church *expand the Kingdom* through a building program. We look forward to an opportunity to learn more about your church and explore how we can be of assistance.



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CONSTRUCTION

Uncommon Value and Integrity

Your church will never undertake an endeavor more demanding or complicated in terms of money, risk, and effort than a building program. That is precisely why you need a builder with ministry focus who truly understands how to work with churches and the uniqueness they represent.

We Provide Options

Church Development Services (CDS) offers several project delivery and contracting solutions specifically designed to meet your church's needs, abilities, project cost, time, and risk management goals. Our solutions maximize spiritual benefit and construction value while protecting the church by reducing its risk and stress. Each method has its own advantages and disadvantages; depending on the church, scope of the project, and other factors, one solution will be a better fit than others.

Design-Bid-Build (General Contractor)—Arguably a more traditional method of construction delivery, general contracting has long been a common solution. An architect is hired to design the project, and the General Contractor is hired based on fixed not-to-exceed price estimates based on those designs. The architect and builder are hired under separate contracts, creating a dynamic tension. Much of the risk of construction overruns is assumed by the contractor.

Design-Build—CDS provides both the design and construction services for your new facilities. This method is typically more efficient for the church than design-bid-build where you hire an architect to design the building, send the plans out to bid, and then hire a builder. Design-build removes a step in the process, eliminates finger-pointing between builder and architect, and typically provides superior cost controls, as the design team works with the construction team to value engineer the project during the design phase.

Construction Management (CM)—This method has quickly gained acceptance as an alternative to General Contracting. With CM, CDS acts as an agent on behalf of the church to oversee the construction process. Typically performed on a flat fee or cost plus basis, CM offers the utmost in transparency and cost savings to the church. Financial control tends to be stronger because of how money is handled. CDS also provides a CM solution in the capacity of a design and construction manager, providing the same benefits found in Design-Build.

Turnkey Solution or Owner's Agent—CDS plans, directs, and manages the entire project on behalf of the church. CDS acts as your agent and consultant working with the architect, engineers, attorneys, accountants, bankers, and public officials to provide a complete turnkey solution. We manage the bidding process, provide project administration, and manage the subcontractors on behalf of the church through project completion.

Your Project – Your Choice

CDS can deliver your church building project using any of these methods, so you can trust that we are not going to sell you into one particular methodology. We help you understand the strengths and weaknesses of all the options in your particular situation and recommend the solution that will best meet your needs.

Church Development Services - Providing construction solutions as unique as our clients.

**30 Years of Ministry in Planning, Designing,
Financing, or Building Over 1,000 Churches**





Presentation of the Leadership Team

Glen R. Trematore – Chief Executive Officer:

Glen joined Church Development Services almost twelve years ago when his father approached him to help sell the CDS business. Believing that God had prepared him for Kingdom expansion, Glen joined CDS, and then took over the business on the passing of his father. Glen was instrumental in growing the firm's service offerings by adding additional business divisions to provide turnkey services to churches.

Before establishing his church development and expansion ministry, Glen's career in corporate America was spent in hospitality management and on Wall Street, primarily as a licensed proprietary trader. His time as a trader has helped him develop a keen sense for risk/reward assessment. Glen has led initiatives that reduced operating budgets, turned around business operations' overall performance, created operating standards and procedures, and implemented quality assurance programs. He was a board member of a small, publicly listed REIT specializing in age-restricted housing, work force housing, independent and assisted senior living, and commercial land development. Glen hosted his own radio show, "All Things Financial", has spoken nationally, and has spoken from the pulpit on many occasions. A respected leader, he is able to build highly motivated teams focused on achieving specific and measurable goals.

Glen has led adult Bible study, men's Bible study, and youth ministry. Currently at Spring Branch Community Church, Glen leads an adult Bible study and volunteers in the children's ministry (where he has two children) that serves over 200 K-5th graders each week in Rock City. He also is active as a contributor for OrphaNetwork, a non-profit organization that feeds 20,000 children in Nicaragua every day.

Kurt W. Werth, CPA – Chief Financial Officer:

In 2007, Kurt became an investor in a Lease Purchase church construction project managed by CDS. He later shared office space with Glen Trematore, and in 2008, provided CDS with its accounting and back office support as an independent contractor. It was apparent that CDS needed full time finance and administration talent because God was blessing CDS with more business than the current CDS staff could handle. Kurt's background as a CPA and in investment banking/private equity was an added value that Glen recognized was needed by CDS. Glen approached Kurt to become a partner/owner in late 2008, and Kurt became a full partner/co-owner of CDS in early 2009.

Prior to joining CDS, Kurt owned his own M&A consulting firm, managed a \$250 million division of a NASDAQ company, was President of the Americas for a London-based company owned by a venture capital firm, and also was the general manager of the Canadian operations of a Fortune 500 company. Kurt is currently the Finance Committee Chairman at Spring Branch Community Church in Virginia Beach. Kurt is also on the Executive Committee of Young Life Capernaum, a non-profit organization focused on bring the Gospel of Jesus to adolescent and young adults with mental and physical disabilities.

Shawn P. Corbin, AIA, NCARB – Architect:

Shawn is a nationally-certified architect with more than 15 years of design experience. Shawn was born in Columbia, SC and has lived in Newport News, VA and Fayetteville, NC before subsequently settling in his family's home in Gatesville, NC where he spent 9 years and graduated from Gates County High School with honors.

Shawn was accepted to North Carolina State University's College of Design in 1992 to study architecture. He was awarded a full scholarship during his tenure, and graduated with honors with a Bachelor of Architecture degree. After graduation, he began his career in residential design working for Beach Realty and Construction on the Outer Banks as their residential designer for four years. One of his beach homes was featured in *Better Homes and Gardens*.

From there, various commercial and residential projects with the up-and-coming firm of Covington Hendrix Anderson Architects led to notable projects like West Neck Clubhouse and restaurant franchises such as Burger King, KFC, and El Polo Loco. Residential opportunities included Bay Creek, a subdivision in Cape Charles, VA.



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Presentation of the Leadership Team (continued)

In his most recent work, over the past several years, Shawn has been involved in various religious facilities across the country. Projects include Abundant Life Tabernacle, a 15,000-square-foot 500-seat church in Johnstown, CO; First Congregational Church in Pomfret, CT--an 11,000-square-foot traditional church with a basement and a 200-seat sanctuary; Real Life Christian Church in Chesapeake, VA--a 27,000-square-foot renovation; and Coastal Community Church addition in Virginia Beach, VA which is a 6,000-square-foot children's wing addition.

H. David Garris – Project Superintendent:

Dave came to CDS many years ago bringing with him a great deal of experience as both a Superintendent and a Project Manager. He has even more experience as a contractor ... and still more as a Christian and follower of Our Lord Jesus Christ. Among Dave's many family blessings are an amazing and understanding wife of 48 years, 4 children -- 1 of which was lost to SIDS -- and 4 grandchildren.

Dave's passion lies in working with the Christian community while including as much time as possible with his family. He also enjoys museums and history in general as well as just about anything to do with the outdoors as long as he can remain in a temperate climate.

Sandra Belanga Talbot – Office Administrator:

Sandy joined Church Development Services in June 2011 to assist CDS with accounting operations and general office management. As an area native, Sandy has an established working relationship with many local contractors, architects, engineers, and municipal agencies. Prior to joining CDS, Sandy has spent her entire career in the field of architecture and construction. Sandy's first nine years were spent with Virginia Beach City Public Schools as Administrative Assistant for the Staff Architect and Construction Inspectors.

In 1983, Sandy joined a local architect in private practice, and over the next 30 years, helped to establish and grow the firm. Beginning as a secretary, Sandy quickly moved up the ladder assuming the position of Office Manager, and, eventually, Assistant to the President. In past years, Sandy served as a Teen Youth Group Leader for Pembroke Manor United Church of Christ coordinating activities and helping teens understand and build a closer relationship with God as they faced life's everyday challenges.

Nanci C. Bryson – Assistant to the CEO:

Nanci moved to Chesapeake VA in July 2016 from Chinhae, South Korea, due to her husband serving in the United States Navy. She joined the dynamic, dedicated, faith-based Church Development Services team in November 2016. Nanci was brought on to assist Office Manager, Sandy Talbot and CEO, Glen Trematore.

Prior to becoming a member of the CDS team, Nanci was in the United States Navy from December 1998 until June 2011. Immediately after the military, she worked for Government Civil Service in San Diego, CA as an Executive Assistant until her husband received orders to relocate to Chinhae, South Korea. She has spent many hours and dedication volunteering at orphanages, animal shelters, schools, churches, and nursing homes.

Nanci's sunny disposition, extensive knowledge in the Executive Administrative field, and dedication is a perfect fit for the CDS Team.



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Why We Are Different

Church Development Services, together with affiliate companies, offers a wide range of services. Based on the need and/or missing ingredient(s), CDS offers feasibility consulting services and full service design professional in charge services or, when appropriate, only provide construction drawings for a church that has development skill and experience that does not require full service. Because of our in-depth church design experience and a library of nearly 500 church plans, CDS is able to deliver high quality church building plans cost effectively. And while saving money is important, even more important is how well the building plan meets the real ministry needs of the church both now and in the future. In the years to come, you will forget how much you paid for your church building plans, but not how well your building plans support or hinder your ministry.

Church Consulting Services

The church Consulting Services division provides education and consulting services to assist churches in preparation for a building program. We can help your church objectively understand what it needs to build, what it can afford to build, and how to pay for it. *Asking and answering these questions prepares the church for design and fundraising success.* In addition to identifying needs and assessing feasibility, the consulting division also assists in church fundraising through a professionally facilitated *church capital campaign* program.

Church Design Services

With over 25 years of church building design experience, and more than 50 years of combined in-house experience, our team has completed over 500 church projects in a span of nearly three (3) decades.

One thing we have learned over the years is that church design is fundamentally different than other industry designs -- no different than saying medical design is unique, or retail design is unique, or office space design is unique. All come under commercial building codes but are incredibly different from one another. CDS is associated only with designs of churches and church-related facilities. We have an unmatched level of experience and competitive pricing that reflects our ministry focus. In certain markets, the savings can be very competitive.

Church Financial Services

Church Development Financial Services (CDFS) draws on over fifty years of principal experience not only in development and restructuring church projects, but also in business mergers and acquisitions (up to \$50 million) and large real estate transactions (over \$175 million). Combining this experience with our love for the Lord, CDFS is able to assist in searching for cost-effective financing solutions for the church.

Since CDFS has access to multiple sources of funding, it can be creative in mixing and matching what is needed to enable a congregation to fulfill God's commission to spread the Gospel. In addition to assisting the church in obtaining financing, CDFS offers other church financial services.



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Why We Are Different

(continued)

Church Construction Services

The Church Construction division was founded to implement church building plans in a manner that is most cost effective for the church. Our *Construction Management* process is proven to save the church money, and ensures that cost savings are retained by the church.

We believe that our preferred process provides the most cost-effective church construction solution and one which best implements sound biblical stewardship principals.

Open Book: Everything is 100% open and transparent to the church. For every subcontractor and supplier, the church can see every bid, every award, every invoice, every check, and will see monthly reconciliations.

Construction Management: You pay the subcontractors and suppliers directly, and we manage the project and process. This reduces the financial risk to the church, and allows the church to get the lowest real price on a line-item-by-line-item basis instead of picking a GC with the lowest overall budget.

Why Open Book Construction Management? Quite simply, it is because we believe it provides the best solution for the church. The method inherently provides the lowest cost of construction, gives the church the utmost control, and unparalleled transparency -- you know where every dollar is spent and why.

Our implementation of OBCM is a design/build process utilizing an integrated project delivery model, except that instead of a fixed maximum price, we help the church build for the lowest real cost. *Open book construction management is not just something we preach — it is how we build our own churches.* If your team insists on a “fixed-not-to-exceed” building methodology, CDS is more than capable of delivering your building this way.

We believe you honor God with excellence, and we strive to combine competitive pricing with superior value. Choose a partner with a wide range of services.

5 Reasons to Have CDS Build Your Church

Lowest Real Cost

Complete Transparency and Accountability

Team Approach vs. Vendor Approach

Volunteer Labor Friendly

Construction Savings Pass Through to Church



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References

Harvest Outreach/Bridge Church

Executive Pastor:
City/State/Zip:
Work #:

Scott Mayo
Virginia Beach, VA 23452
757-248-5433

Coastal Community Church

Senior Pastor:
City/State/Zip
Work #

Hank Brooks
Virginia Beach, VA 23456
757-233-1293

New Covenant Presbyterian Church

Senior Pastor
City/State/Zip
Work #

Jeffrey Elliott
Virginia Beach, VA 23464
757-467-5945

Victory Gospel Chapel

Pastor:
City/State/Zip:
Work #:

George Eison
Portsmouth, VA 23702
757-397-8469

New Light Baptist Church

Pastor:
City/State/Zip:
Work #:

Darryl McClary
Chesapeake, VA 23323
757-487-9435

Chisholm Trail Church of Christ

Contact:
City/State/Zip:
Church Office #:

Dave Looper
Duncan, OK 73536
580-255-7038

Gassaway Baptist Church

Contact:
City/State/Zip:
Work #:

Darren Hunter, Building Committee Chairman
Gassaway, WV 26624
304-871-0269

Real Life Christian Church

Contact:
City/State/Zip
Phone #

Brett Coates
Chesapeake, VA 23320
757-490-0201

United Methodist Church of Oologah

Contact:
City/State/Zip:
Work #

Dian Root, Building Committee Treasurer
Oologah, OK 74053
918-625-3356

St. Paul Baptist Church

Contact:
City/State/Zip:
Work #

Gib Cannon
Oakmont, PA 15139
412-287-0176

Pine Grove Baptist Church

Pastor:
City/State/Zip:
Work #

Rodney Jenkins
Petersburg, VA 23803
804-469-3377

Church of the Harvest

Pastor:
City/State/Zip:
Work #:

Bob Thomas
Olive Branch, MS 38654
662-890-1573, Ext 3

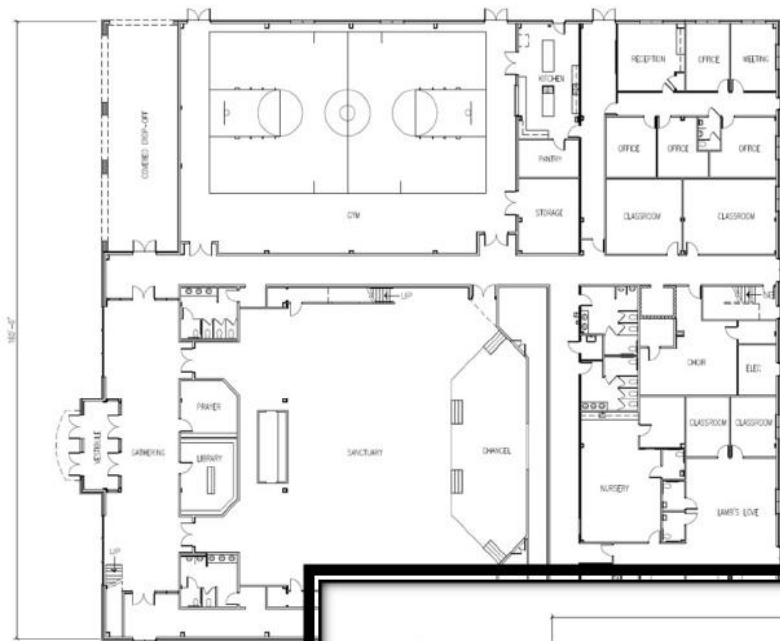
Brooks United Methodist Church

Contact:
City/State/Zip:
Work #:

Y. Renee Bright
St. Leonard, MD 20685
410-586-3972



708 S. Rosemont Road
Virginia Beach, VA 23452
Phone: 757.623.3701

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FLOOR PLAN
NO SCALE



Southpoint Church, Leonardtown, MD



Real Life Christian Church, Chesapeake, VA



Long Island Church of Christ, Hauppauge, NY



Bethel Full Gospel, Rotterdam, NY



Brooks United Methodist Church, St. Leonard, MD



First Congregational Church, Pomfret, CT



Faith Christian Outreach, Shawnee, OK



St. Paul Baptist Church, Oakmont, PA



Bridge Church, Virginia Beach, VA



Gassaway Baptist Church, Gassaway, WV



Calvary Life Church, Cheshire, CT



New Covenant Presbyterian Church, Virginia Beach, VA



Bagley Swamp Wesleyan Church, Hertford, NC



Chisholm Trail Church of Christ, Duncan, OK



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